

CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	175.00	59°01'46"	180.29	99.07	S 85°59'18" E	172.43
C2	90.00	66°38'07"	104.67	59.16	S 81°51'48" E	98.87
C3	90.00	50°37'20"	79.52	42.56	N 23°10'30" W	76.96
C4	175.00	4°22'37"	13.37	6.69	S 58°14'41" E	13.37
C6	176.00	16°14'17"	49.88	25.11	N 81°23'31" W	49.71
C7	600.93	20°56'58"	219.72	111.10	N 54°24'11" W	218.50

CURVE LABEL "C5" HAS BEEN OMITTED.

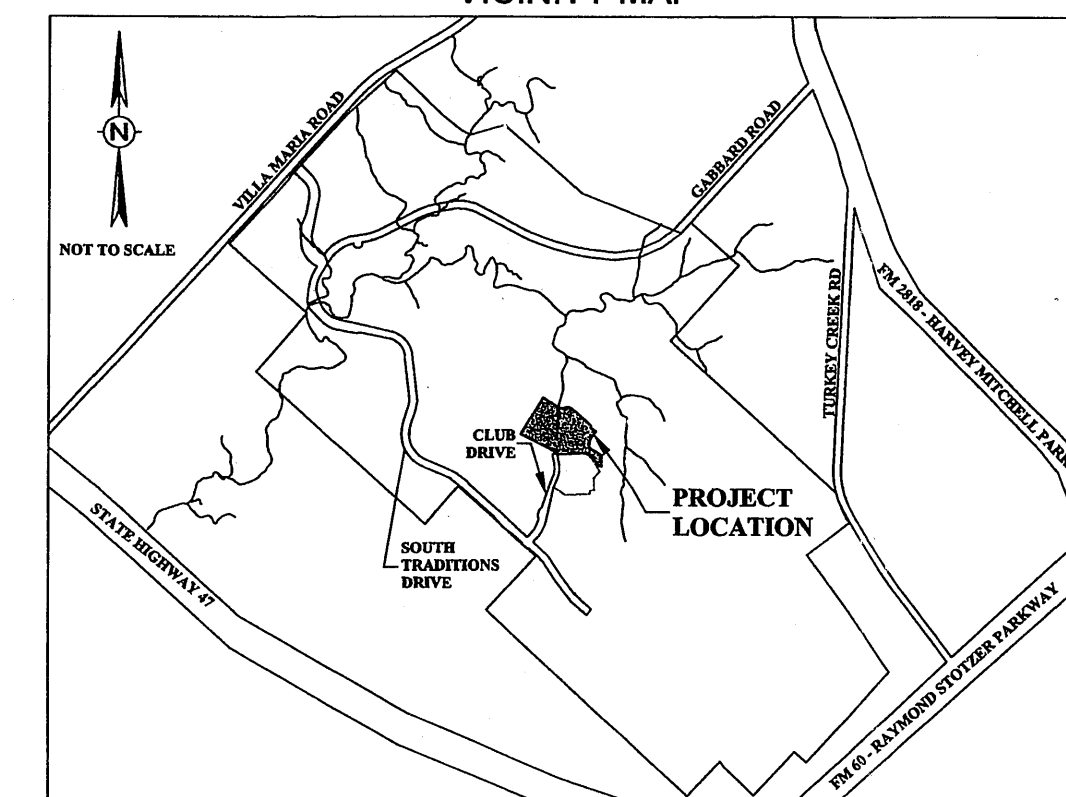
#### NOTES:

1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM CITY OF BRYAN G.P.S. MONUMENTS.
2. THIS PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT-MIXED USE (PD-M).
3. THE TOPOGRAPHY SHOWN IS FROM AERIAL TOPOGRAPHY PREPARED FOR THE CITY OF BRYAN AND FIELD SURVEY DATA.
4. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992. THE PROPOSED 100-YEAR FLOODPLAIN LIMITS PER THE 2005 DRAINAGE STUDY IS SHOWN ON THIS PLAN.
5. BUILDING SETBACK LINES FOR RESIDENTIAL STRUCTURES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR RD-5 ZONING DISTRICT. BUILDING SETBACK LINES FOR COMMERCIAL STRUCTURES TO BE IN ACCORDANCE WITH THE CITY OF BRYAN SITE DEVELOPMENT REVIEW ORDINANCE NO. 1412 FOR C-1, C-2 AND C-3 ZONING DISTRICTS. HOWEVER, ADDITIONAL BUILDING SETBACK LINES MAY BE REQUIRED BY DEED RESTRICTIONS.
6. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS.
7. OWNERSHIP OF THIS TRACT IS BY DEED, VOL. 6587, PG. 223 AND VOL. 5153, PG. 1. OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS. THIS PROPERTY WAS PREVIOUSLY NOTED AS PARCELS 1 & 2 ON THE MASTER PLAN.
8. EASEMENTS FOR ELECTRICAL SERVICE TO BE PROVIDED BY SEPARATE INSTRUMENT OR THE FINAL PLAT.

#### LEGEND

290	EXISTING CONTOUR (MAJOR)
---	EXISTING CONTOUR (MINOR)
---	PLAT BOUNDARY
---	EDGE OF PAVEMENT LINE
---	PROPERTY LINE
---	OLD PROPERTY LINE
---	PROPERTY CORNER
---	PUBLIC UTILITY EASEMENT LINE
---	SANITARY SEWER LINE
---	WATERLINE
---	STORM SEWER LINE
---	FLOW DIRECTION
---	FIRE HYDRANT
---	WATER GATE VALVE
---	SANITARY SEWER MANHOLE
---	WATER SERVICE
---	SANITARY SEWER SERVICE
---	PUBLIC UTILITY EASEMENT
---	CART PATH

#### VICINITY MAP



## PRELIMINARY PLAN

### THE TRADITIONS SUBDIVISION

#### PHASE 16

#### 25.436 ACRES

BLOCK 1, LOT 1

J.H. JONES SURVEY, A-26  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=100'  
OWNER/DEVELOPER:  
Traditions Club by Melrose, LLC.  
2100 Traditions Blvd.  
Bryan, Texas 77807  
(979) 821-2582

APRIL, 2006  
REVISED MAY, 2006

ENGINEER:  
★ **CIVIL DEVELOPMENT, Ltd.** ★  
CIVIL ENGINEERING & DESIGN-BUILD SERVICES  
Joe Schultz, P.E.  
2900 Longmire Drive, Suite K  
College Station, Texas 77845

SURVEYOR:  
Brad Kerr, RPLS No. 4502  
Kerr Surveying, LLC  
P.O. Box 269  
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(979) 268-3195

P.O. Box 11929, College Station, Texas 77842  
(979) 764-7743 Fax: (979) 764-7759  
Prepared for Texcon General Contractors

PP06-08 #2